

City of Detroit

CITY COUNCIL

Brenda Jones
President

Mary Sheffield
President Pro Tem



Janeé Ayers
Scott Benson
Raquel Castañeda-López
Gabe Leland
Roy McCalister, Jr.
André L. Spivey
James Tate

Janice M. Winfrey
City Clerk

Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

COUNCIL MEMBER JAMES TATE, CHAIRPERSON
COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON
COUNCIL MEMBER GABE LELAND, MEMBER
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Mr. Deonte L. Agee
Assistant City Council Committee Clerk

THURSDAY, NOVEMBER 1, 2018

10:00 A.M.

A. ROLL CALL _

B. APPROVAL OF MINUTES

C. PUBLIC COMMENT

D. 10:05 A.M. – PUBLIC HEARING – RE: Proposed Zoning Ordinance Text Amendment to allow Business Colleges and Commercial Trade Schools by-right in R5 (Medium Density Residential) Zoning Classification **(Board of Zoning Appeals; City Council Legislative Policy Division; Buildings Safety Engineering and Environmental, Law, and Planning and Development Departments)**

E. 10:06 A.M. – PUBLIC HEARING – RE: Request to establish a Commercial Rehabilitation District for Lafayette Acquisition Partners, LLC (#487), in the area of 1401 Rivard Street, Detroit, Michigan in accordance with Public Act 210 of 2005. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**

F. 10:15 A.M. – PUBLIC HEARING – RE: Proposed ordinance to amend Article XVII, District Map 56, of the 1984 Detroit City Code Chapter 61, "Zoning" by showing an R5 (Medium Density Residential) zoning classification where R3 (Low Density Residential) and R2 (Two-Family Residential) zoning classifications currently exist on five (5) parcels commonly identified as 7501 Webb Street, 7600 Burlingame Street, 10530 Bryden Street, and 10461 and 10455 American Street. **(Board of Zoning Appeals; City Council**

Legislative Policy Division; Buildings Safety Engineering and Environmental, Law, and Planning and Development Departments)

G.10:16 A.M. – PUBLIC HEARING – RE: Request to establish a Commercial Redevelopment District for AK Owner, LLC, (#309), in the area of 7430 Second Avenue, Detroit, Michigan, in accordance with Public Act 255 of 1978. **(Taxing Units, Petitioner, Finance Department-Assessment Division, Planning & Development, Housing & Revitalization and Law Departments, City Council’s Legislative Policy Division and Detroit Economic Growth Corporation)**

H.10:25 A.M. – PUBLIC HEARING – RE: Proposed ordinance to amend Article XVII, District Map 16, of the 1984 Detroit City Code Chapter 61, “Zoning’ by showing an M2 (Restricted Industrial District) zoning classification where B4 (General Business District) zoning classification currently exists on thirteen (13) parcels, generally bounded by Armada Avenue extended to the north, the north-south alley first east of Conant Avenue to the east, Gaylord Avenue to the south and Conant Avenue to the west. **(Board of Zoning Appeals; City Council Legislative Policy Division; Buildings Safety Engineering and Environmental, Law, and Planning and Development Departments)**

I. 10:35 A.M. – PUBLIC HEARING – RE: Proposed ordinance to modify the existing PD (Planned Development) zoning classification created by Ordinance No. 15-10 on Zoning District Map No. 40 at the former Herman Gardens public housing site (now known as Gardenview Estates) at the northerly 500 feet, more or less, of Parcel F to allow for the construction of a new one-story building to be occupied by a medical and dental clinic at 17625 Joy Road **(Board of Zoning Appeals; City Council Legislative Policy Division; Buildings Safety Engineering and Environmental, Law, and Planning and Development Departments)**

UNFINISHED BUSINESS

1. Status of the request for the Policy and Procedures of the Home Repair application process and Grant Dollars. **(BROUGHT BACK AS DIRECTED FROM THE EVENING COMMUNITY MEETING ON 10-25-18)**
2. Status of Council President Pro Tem Mary Sheffield submitting memorandum relative to Affordable Housing Online Database. **(BROUGHT BACK AS DIRECTED ON 10-25-18)**
3. Status of Council Member Scott Benson submitting memorandum relative to Legal Opinion on CBO (Community Benefits Ordinance) Ordinance Amendments. **(BROUGHT BACK AS DIRECTED ON 10-25-18)**
4. Status of Law Department submitting Responses relative to Recourse for Non-Compliance with Planned Development (PD) Standards. **(This memorandum is provided is provided in response to your July 3, 2018 memorandum, in which you requested an**

analysis of the recourse available to the City of Detroit in circumstances of non-compliance with the terms, conditions, site plans, use regulations and development specifications (collectively, “Standards”) associated with a planned development zoning district (“PD District”). (BROUGHT BACK AS DIRECTED ON 10-25-18)

5. Status of **Legislative Policy Division** submitting report relative to Real Property at 12412, 12418, 12420, 12430 and 12436 Van Dyke, Detroit, MI 48234 and if any Medical Marihuana uses under the MMFLA would be permissible. **(This report is in response to an inquiry made by Council Member Scott Benson at the Planning and Economic Development Standing Committee meeting of Thursday, October 4, 2018 in regarding to the above referenced properties, which are subject to a pending purchase agreement between the City of Detroit and Mr. Ryan Riddle.)(BROUGHT BACK AS DIRECTED ON 10-18-18)**
6. Status of **Planning and Development Department** submitting reso. autho. Real Property at 12412, 12418, 12420, 12430 and 12436 Van Dyke, Detroit, MI 48234. **(The P&DD entered into a Purchase Agreement dated July 23, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Nineteen Thousand One Hundred and 00/100 Dollars (\$19,100.00) (the “Purchase Price”). Offeror intends to construct a retail cell-phone store on the vacant land. The proposed use is by-right within the designated B4 zoning district as per the City of Detroit Zoning Ordinance. The Offeror shall clean and secure the property within six months, and obtain a certificate of occupancy for the property within 24 months from the closing date on the property, subject to a reverter interest by the City. (BROUGHT BACK AS DIRECTED ON 10-18-18)**
7. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for the Civil Rights and Inclusion Office (CRIO) to provide a report detailing activity covered by Executive 2016-1. **(BROUGHT BACK AS DIRECTED ON 10-18-18)**
8. Status of **Council Member Raquel Castaneda-Lopez** submitting memorandum relative to Gordie Howe International Bridge Jurisdiction Issues. **(BROUGHT BACK AS DIRECTED ON 10-18-18)**
9. Status of **Council Member Scott Benson** submitting memorandum relative to Rock Petition for Property Tax Exemption. **(BROUGHT BACK AS DIRECTED ON 10-18-18)**
10. Status of **Planning and Development Department** submitting reso. autho. Real Property at 7911 Mack, Detroit, MI 48214. **(The P&DD entered into a Purchase Agreement dated July 27, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Twenty-Three Thousand and 00/100 Dollars (\$23,000.00) (the “Purchase Price”). Offeror, intends to develop this and adjacent owned parcels into an outdoor community space to include a playground stage and public work spaces. The**

**proposed use is a by-right use within the designated B4/General Business district.)
(BROUGHT BACK AS DIRECTED ON 10-18-18)**

11. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for Information regarding construction related workforce Development. **(BROUGHT BACK AS DIRECTED ON 10-18-18)**
12. Status of **Council Member Scott Benson** submitting memorandum relative to NEZ Homestead & Rehabilitation Jurisdictions. **(BROUGHT BACK AS DIRECTED ON 10-4-18)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

Submitting the following **Office of Contracting and Procurement Contracts:**

13. Submitting reso. autho. **Contract No. 6001663** - 100% City Funding – To Provide Backlife Conversion Services for HRD. – Contractor: Konica Minolta Business Solutions. – Location: 100 Williams Dr., Ramsey, NJ 07446 – Contract Period: Upon City Council Approval through November 1, 2020 – Total Contract Amount: \$129,888.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
14. Submitting reso. autho. **Contract No. 6001731** - 100% City Funding – Detroit Brownfield Redevelopment Authority Funding Agreement. – Contractor: Detroit Brownfield Redevelopment Authority – Location: 500 Griswold St., Ste. 2200, Detroit, MI, 48226 – Contract Period: Upon City Council Approval for One (1) year – Total Contract Amount: \$10,000,000.00 (Ten Million dollars). **PLANNING AND DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**

LAW DEPARTMENT

15. Submitting Report and Proposed Ordinance to amend Chapter 26 of the 1984 Detroit City Code, *Housing*, by adding Article V, *Fair Chance Access to Rental Housing*, consisting of Sections 26-5-1 through 26-5-20, and to provide for the maintenance and protection of the health, safety and general welfare of the public and to provide citizens with criminal records a fair opportunity to secure housing by regulating the use of criminal background checks as part of the tenant screening process, thereby facilitating reintegration into society and reducing the likelihood those citizens will reoffend; to establish that the City undertaking is limited to promotion of the general welfare; to set forth definitions and applicability of the article; to regulate the use and inquiry of criminal convictions by housing providers; to establish standards for adverse action; to set forth exceptions to this housing decisions; to require individualized assessments in certain circumstances; to set forth notice and posting requirements for housing providers; to establish guidelines for maintenance of records by housing providers; to protect the exercise of rights and protect the exercise of rights and prohibit retaliation; to require community outreach; to set forth confidentiality provisions; to establish implementation and enforcement provisions, including penalties for violations; and to establish administrative rules and annual reporting requirements. **(FOR**

INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)

CITY PLANNING COMMISSION

16. Submitting reso. autho. Special District Review of Proposed Wall Sign at Renaissance City Club Apartments/Millender Center **(RECOMMEND APPROVAL) (At its regular meeting of October 18, 2018, the City Planning Commission (CPC) voted to recommend approval of an 800 square foot illuminated wall sign proposed by SDG Architects + Planners identifying the Renaissance City Club Apartments (RCCA) and to be displayed at the uppermost point of the western elevation of the Millender Center.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
17. Submitting reso. autho. PCA (Public Center Adjacent) Special District Review of exterior changes of 525 Griswold Street, The Buhl Parking Parking Garage **(RECOMMEND APPROVAL) (The City Planning Commission (CPC) has received the request of The Detroit Sign Factory, LLC on behalf of Bedrock Management Services, LLC for a proposed signage and wayfinding plan update.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**

PLANNING AND DEVELOPMENT DEPARTMENT

18. Submitting reso. autho. Bridging Neighborhoods Program Authorization to Acquire 5637 Anthon in exchange for 2007 Oakdale. **(The Bridging Neighborhoods Program (the “Program”) is now being offered to eligible homeowners in identified areas of Detroit, who currently occupy their homes and are directly affected by the Gordie Howe International Bridge Project.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
19. Submitting reso. autho. Bridging Neighborhoods Program Authorization to Acquire 1009-1011 McKinstry in exchange for 2408 Rieden. **(The Bridging Neighborhoods Program (the “Program”) is now being offered to eligible homeowners in identified area of Detroit, who currently occupy their homes and are directly affected by the Gordie Howe International Bridge Project.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
20. Submitting reso. autho. Real Property at 8233 Joy Rd., Detroit, MI 48204. **(The P&DD entered into a Purchase Agreement dated September 5, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) (the “Purchase Price”). Offeror, intends to use the property to teach young people about gardening, tree planting & maintenance. The proposed use is by-right use within the designated B2 zoning district.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
21. Submitting reso. autho. Real Property at 15000 W. Grand River, Detroit, MI 48227. **(The**

P&DD entered into a Purchase Agreement dated August 28, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Four Thousand and 00/100 Dollars (\$4,000.00) (the “Purchase Price”). Offeror, intends to use the property as a community center and coffee house. The proposed use is by-right use within the designated B4 zoning district.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)

22. Submitting reso. autho. 15014 and 15018 Grand River. **(The P&DD entered into a Purchase Agreement dated September 5, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Seven Thousand Two Hundred Eighty and 00/100 Dollars (\$7,280.00) (the “Purchase Price”). Offeror, intends to rehab these blighted properties to use as a headquarters for their plumbing business. The proposed use is a by-right use within he designated B4 zoning district as per the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
23. Submitting reso. autho. Real Property at 4700 Cadillac, Detroit, MI 48214. **(The P&DD entered into a Purchase Agreement dated September 6, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Three Thousand One Hundred and 00/100 Dollars (\$3,100.00) (the “Purchase Price”). Offeror, intends to use the property as landscaped green space. The proposed use is by-right use within the designated B4 zoning district.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
24. Submitting reso. autho. 13106 Linwood, Detroit, MI 48238. **(The P&DD entered into a Purchase Agreement dated July 23, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Eight Thousand One Hundred and 00/100 Dollars (\$8,000.00) (the “Purchase Price”). Offeror intends to rehab the blighted building to use as a storefront and warehouse for their glass block window business. The proposed use is by-right use within the designated B4 zoning district as per the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
25. Submitting reso. autho. Real Property at 1445 Beard, Detroit, MI 48209. **(The P&DD entered into a Purchase Agreement dated August 29, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Nine Hundred Forty-Five and 00/100 Dollars (\$945.00) (the “Purchase Price”). Offeror, intends to use the property as expanded yard and drive-way for his residence. The proposed use is a conditional within the designated M3 district.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
26. Submitting reso. autho. Real Property at 12001 Gleason, Detroit, MI 48217. **(The P&DD**

entered into a Purchase Agreement dated August 30, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Seventy-Five Thousand 00/100 Dollars (\$75,000.00) (the “Purchase Price”). Offeror, intends to use the property as landscaped green space. The proposed use is by-right use within the designated R1 zoning district.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)

27. Submitting reso. autho. Real Property at 8619 Mack & 3715 Fischer, Detroit, MI 48214. **(The P&DD entered into a Purchase Agreement dated September 11, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Twenty-One Thousand 00/100 Dollars (\$21,000.00) (the “Purchase Price”). Offeror, intends to use the property for parking and landscaped green space to support their adjacent commercial rehab project. The proposed use is by-right use within the designated B4 zoning district as per the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
28. Submitting reso. autho. Correction of Purchaser’s Name on Sale of 690 W. Bethune. **(On July 27, 2007, your Honorable Body authorized the sale of property located at 690 W. Bethune, consisting of vacant land measuring approximately 5,000 square feet and zoned R-1 (Single Family Residential District), to New Center Pavilion Limited Dividend Housing Association, a Michigan Limited Partnership, for the amount of \$7,500. In error, the purchaser’s name was stated incorrectly.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**

MISCELLANEOUS

29. **Council President Pro Tem Mary Sheffield submitting memorandum relative to City-owned Property in Hantz Woodlands Footprint. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
30. **Council President Pro Tem Mary Sheffield submitting memorandum relative to Inclusionary Housing Update. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
31. **Council President Pro Tem Mary Sheffield submitting memorandum relative to Formation of Housing Trust Fund Advisory Board. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**
32. **Council Member Raquel Castaneda-Lopez submitting memorandum relative to Request to Amend 0% Interest Home Loan Program Warranty Requirements. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**

33. **Council Member Andre L. Spivey** submitting memorandum relative to Proposal to Purchase land adjacent to Heritage at Riverbend Condominium Association. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-1-18)**